AGENDA

Peter J. Marston –Supervisor
Thomas A. Digati - Councilman
Daniel F. Kilmer – Councilman
Jose A. Garcia – Councilman
Rhonda G. Diehl - Councilwoman
Patricia A. Frentzel - Town Clerk
Peter C. Godfrey - Town Attorney

TOWN BOARD OF THE TOWN OF GRAND ISLAND

Grand Island Town Hall
2255 Baseline Rd. — Grand Island, New York 14072

Date: November 2, 2026
Time: 8:00 P.M.

HEARING IMPAIRED LISTENING DEVICES AVAILABLE ON REQUEST

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	TITLE:	DISPOSITION:
I	**ROLL CALL:** Town Clerk	All Present
II	**INVOCATION:** St. Martin-in the-Fields Episcopal Church	Richard Crawford
III	**PLEDGE:** Councilwoman Rhonda G. Diehl	
IV	**CERTIFICATE OF APPRECIATION:** Years of Service to the Town of Grand Island	Richard Crawford
V	**PUBLIC COMMENTS: -** AGENDA ITEMS ONLY	Speakers: Paul Koppmann, Hank Cushing, Kayleigh Furth, BJ Prakash
VI	**PUBLIC HEARINGS:** 1. 2027 Town of Grand Island – Preliminary Budget 2. Authorize Supervisor to Sign Land Option & Lease Agreement – CC Internal Development LLC (CleanCapital) – Portion of 1600 Whitehaven Road A. SEQRA B. Land Option & Lease Agreement 3. Special Use Permit Application – Richard Hyman, 3396 Wallace Drive – Home Occupation – Bakery	1. Speakers: Dan Oliveri Tabled Marston/Kilmer, Approved 5-0 2. Speakers: Tim Schumer Kilmer/Digati, Approved 5-0 3. Speakers: Richard Hyman, Rebecca Bonesky Tabled Digati/Garcia, Approved 5-0
VII	**MINUTES:** 1. Approve Minutes of Workshop Meeting #32, October 16, 2026 2. Approve Minutes of Workshop Meeting #33, October 19, 2026 3. Approve Minutes of Regular Meeting #19, October 19, 2026	Diehl/Garcia, Approved 5-0
VIII	**CONSENT AGENDA:** 1. Meeting Minutes – Board of Architectural Review – September 15, 2026 2. Meeting Minutes – Planning Board – October 13, 2026	Diehl/Digati, Approved 5-0
	COMMUNICATIONS – OTHER TOWN OFFICIALS:	
IX	**TOWN CLERK – PATRICIA ANDERSON FRENTZEL:** 1. AX Extender Conversion to Instream GO-IO	1. Garcia/Kilmer, Approved 5-0

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X	**TOWN ATTORNEY – PETER GODFREY:** 1. Sol Source – Baseline BESS 1, LLC and Baseline BESS 2, LLC (Sol Source Baseline BESS 1 & 2) A. SEQRA Intent to Serve as Lead Agency B. GML 239-m Refer to Erie County Planning and Planning Board 2. Authorize Supervisor to Sign Agreement – Battery Energy Storage Systems and Solar Project Review Services	1. A/B. Adopt Resolutions: SEQR – Town to act as Lead Agency, Refer to County Planning, and all Advisory Boards including Planning Board Marston/Diehl, Approved 5-0 2. Digati/Kilmer, Approved 5-0
XI	**DEPARTMENT OF ENGINEERING & WATER RESOURCES – ROBERT H. WESTFALL:** 1. Delinquent Water and Sewer Accounts for 2027 Taxroll 2. Preliminary Plat Approval – Love Road and Baseline Road Subdivision – 17 Units A. Refer to Town Advisory Boards B. Set Public Hearing C. SEQRA-Declare Intent for Lead Agency and Authorize Engineering Commencement of SEQR Process and send County Referral	1. Including Omitted Taxes $814,016.33 Digati/Garcia, Approved 5-0 2. Set Public Hearing for Monday, November 16, 2026, at 8:00p.m.; refer to County Planning, All Advisory Boards; SEQR – Town to act as Lead Agency Garcia/Diehl, Approved 5-0
XII	**SENIOR WATER TREATMENT PLANT OPERATOR – G. CODY CLARKE:** 1. Request Authorization to Advertise for Bids – Water/Wastewater Chemical – 2027 Bids	1. Receive Bids on November 25th at 10:00a.m. Garcia/Digati, Approved 5-0
XIII	**SENIOR WASTEWATER TREATMENT PLANT OPERATOR – TIMOTHY BURNS:** 1. Award Bid – West Clarifier Drive Install	1. STC Construction - $39,085.00 Garcia/Diehl, Approved 5-0

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XIV	**CODE ENFORCEMENT OFFICE:** 1. Special Use Permit Renewal – Jennifer Tirone, 993 Whitehaven Road – Keeping of up to 4 Agricultural Animals on 5.9 Acres – 2026 2. Special Use Permit Renewal – Jennifer Tirone, 993 Whitehaven Road – Keeping of up to 4 Agricultural Animals on 5.9 Acres – 2027 3. Special Use Permit Renewal – Standard Solar Inc., 1611 Whitehaven Road – Solar Array Project 4. Special Use Permit Renewal – National Fuel Land Department, 1589 Stony Point Road – Natural Gas Regulator-Metering Station 5. Special Use Permit Renewal – Speedway #9882, 2024 Grand Island Boulevard – Convenience Store (Modified Space) 6. Special Use Permit Renewal – Allyson Gracie, 4776 East River Road – Home Occupation – Acupuncture 7. Special Use Permit Renewal – Christopher Fiels, 2249 Bush Road – Home Occupation, Dog Training Facility 8. Special Use Permit Renewal – WNY Towing by Marty's, Inc., 1733 Baseline Road – Motor Vehicle Repair Shop 9. Tower Permit Renewal – Crown Castle International Corp. – 85 Carl Road 10. Tower Permit Renewal – American Tower Corporation – 423 Ransom Road 11. Tower Permit Renewal – American Tower Corporation – 1639 West River Road 12. Special Use Permit Renewal – T. Duffy MacGuire, 3062 Whitehaven Road – Bed & Breakfast 13. Special Use Permit Renewal & Agricultural Issue – 1750 East River Road A. Correspondence – Code Enforcement Officer	1. Garcia/Kilmer, Approved 5-0 2. Garicia/Kilmer, Approved 5-0 3. Digati/Diehl, Approved 5-0 4. Diehl/Garcia, Approved 5-0 5. Garcia/Diehl, Approved 5-0 6. Diehl/Garcia, Approved 5-0 7. Digati/Diehl, Approved 5-0 8. Diehl/Garcia, Approved 5-0 9. Garcia/Diehl, Approved 5-0 10. Diehl/Garcia, Approved 5-0 11. Garcia/Kilmer, Approved 5-0 12. Refer to Code Enforcement Digati/Diehl, Approved 5-0 13. Set Public Hearing for SUP Revocation for Monday, December 7, 2026, at 5:30p.m. CEO to contact applicant with proper notice Digati/Kilmer, Approved 5-0

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XV	**PLANNING BOARD:** 1. Preliminary Plat Approval – The Links at River Oaks (PDD) – Subdivision No. 36.15 (f.k.a. Golfview Properties) A. Correspondence – Planning Board 2. Preliminary Plat Approval - Park Place Patio Homes, 66 Lots – Revised Submission A. Correspondence – Planning Board 3. Local Law Intro #3 of 2026 – Amending the Town of Grand Island Code to add Chapter 251 to establish the policy and procedure for the conservation and management of Street Trees and Public Trees on Grand Island – Refer to Town Advisory Boards A. Correspondence – Planning Board	1. Tabled Digati/Garcia, Approved 5-0 2. Refer to Town Board Garcia/Digati, Approved 5-0 3. Set Public Hearing for Monday, November 16, 2026, at 8:00p.m. – Use Proposed Draft Law from previous Planning Board Meeting Garcia/Marston, Approved 5-0
XVI	**REPORT OF THE AUDIT COMMITTEE:**	Vouchers #154072-154167 General $164,432.86 Highway $ 12,051.24 Sewer $ 39,426.35 Water $ 3,380.62 Capital Fund $311,402.36 Lighting $1,090.45 Garbage $170,470.17 Total $702,254.05 Garcia/Diehl, Approved 5-0
XVII	**UNFINISHED BUSINESS:** 1. Special Use Permit Application – Jaclyn Weld, 1235 Ransom Road – Home Occupation – Personal Trainer A. Correspondence – Planning Board	Remains Tabled
XVIII	**PUBLIC COMMENTS:**	Speakers: Hank Cushing, Paul Koppmann
XIX	**FROM THE BOARD:**	Unpaid Sewer/Water bills; TB/Advisory Board Mtgs; Election Day November 3rd – Please Vote; Veterans Day – November 11th at 11:00a.m.; Development on Grand Island

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XX	**MEMORIAL ADJOURNMENT:** Jean Bleich	Adjourned at 9:18p.m. Garcia/Diehl, Approved 5-0